

Spacious 4-bed detached villa, garage and spacious private garden with pool in village with amenities.

EXCLUSIVE



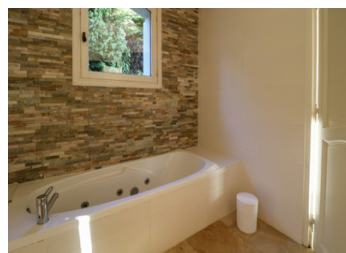
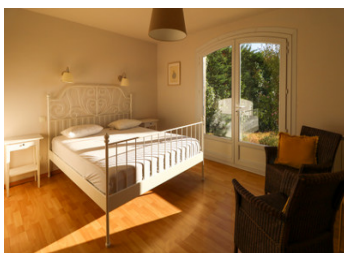
INFORMATION

Town:	Uzès
Department:	Gard
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	1500 m2

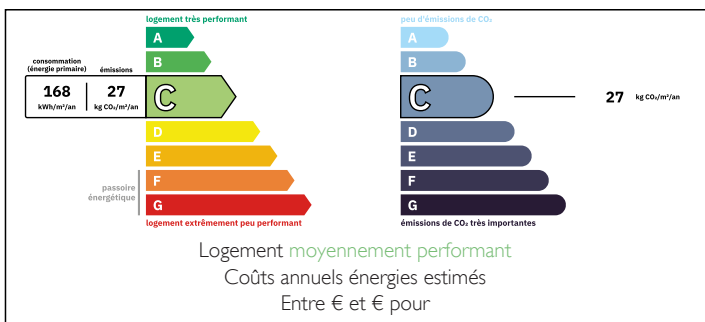
IN BRIEF

This attractive detached villa offers approximately 160 m² of comfortable living space in a green garden of around 1,500 m². Designed for relaxed family living and entertaining, it benefits from a generous covered terrace, a superb 14 x 6 m swimming pool, four bedrooms, two bathrooms, air conditioning in every bedroom and the living room, and ample private parking.

Set in Saint-Hilaire-de-Brethmas, close to Alès and at the gateway to the beautiful Cévennes, the property is ideally placed to enjoy both the countryside and the cultural attractions of southern France.

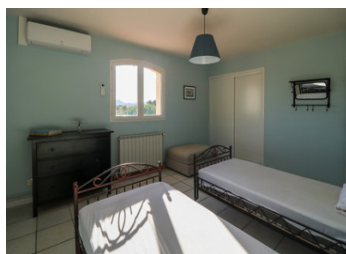


ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



NOTES

DESCRIPTION

The entrance opens into a welcoming living room with a comfortable sitting area, air conditioning, a wood-burning stove and television with Flemish channels and DVD player. The adjoining fitted kitchen is well equipped for everyday life and holidays alike, with an American-style fridge-freezer, an additional separate freezer, induction hob, extractor hood, oven, microwave, dishwasher, Nespresso machine, coffee machine and mixer.

A practical laundry room provides a washing machine, tumble dryer, vacuum cleaner, iron and ironing board.

The accommodation comprises four bedrooms:

- Bedroom 1: ground-floor bedroom with a 160 cm bed, air conditioning and en-suite bathroom with walk-in shower, spa bath and double basin
 - Bedroom 2: ground-floor room with a 140 cm sofa bed and air conditioning
 - Bedroom 3: first-floor bedroom with a 160 cm bed and air conditioning
 - Bedroom 4: first-floor bedroom with two 90 cm beds and one 80 cm bed, also with air conditioning
- There is also a further bathroom with walk-in shower, basin and WC, plus a separate WC.

Outside, the covered terrace is perfect for long summer meals, with garden furniture, barbecue and six sun loungers. The large private swimming pool measures 14 x 6 m, ranges from approximately 0.90 m to 2 m deep, and features Roman steps and a security alarm. The landscaped garden offers plenty of space to relax, play and enjoy the southern French sunshine.

The property is completed by four on-site parking spaces, two of which are covered. Central heating, a wood-burning stove and air conditioning ensure year-round comfort.

Information about risks to which this...